

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb or locality and postcode 31 Bowden Spur Road, Kinglake Central Vic 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$690,000

### Median sale price\*

Median price \$690,000 Property Type Vacant land Suburb Kinglake Central

Period - From 24/03/2025 to 24/03/2026 Source Agent Calculation

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	665 Cottles Bridge Strathewen Rd ARTHURS CREEK 3099	\$620,000	30/07/2025
2	6 Quail Av WHITTLESEA 3757	\$800,000	05/03/2025
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OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 24/03/2026 16:12

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 2 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 94640 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$690,000  
**Median Vacant Land Price \***  
 24/03/2025 - 24/03/2026: \$690,000  
 \* Agent calculated median based on 2 sales

## Comparable Properties

**665 Cottles Bridge Strathewen Rd ARTHURS CREEK 3099 (VG)**

Agent Comments



**Price:** \$620,000  
**Method:** Sale  
**Date:** 30/07/2025  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 30100 sqm approx

**6 Quail Av WHITTLESEA 3757 (VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Sale  
**Date:** 05/03/2025  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 4010 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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